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 2. Z-6796 Zebra Realty Trust
537 Columbus Avenue, Boston
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145 Pinckney Street, Boston
 4. Z-6799 HSH Realty / Marc L. Cooper (lessee)
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 5. Z-6810 A. Daprato
356-358 Main Street, Charlestown
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6. Z-6591 Tolman Manufacturing & Supply Company
63 Dorchester Avenue, South Boston
 7. Z-6604 Pem Realty Co.
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 17. Z-6718-6719 Elaine L. Lindy and Paul Herrlich
15-17 Pond Street, Jamaica Plain
 18. Z-6721 Donna M. Baia
29 Alpheus Road, Roslindale
 19. Z-6768-6774 Robert H. Kuehn, Jr., Trustee, Lower Mills Associates II Realty Trust
1230, 1231-1251 Adams Street; 1153R, 1165-1175 Washington Street;
4-16 River Street; and 19-35 Bakers Court; Dorchester
 20. Z-6802 Louis N. Cavagnaro, Jr.
12 Pearl Street, Charlestown
 21. Z-6804 Custom Office Furniture
3359-3365 Washington Street, Jamaica Plain
 22. *Z-6806-6807 Louis DeLuigi
156-158 Chelsea Street, East Boston
 23. Z-6812-6813 Boston Redevelopment Authority
557-563 and 565-569A Tremont Street, Boston
 24. Z-6814 James F. Saucer
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 25. Z-6819 Charles M. Talanian
240A Newbury and 39 Fairfield Streets, Boston
 26. Z-6820 Lily Y. L. Guen
47 Wenham Street, Jamaica Plain
 27. Z-6822 J & D Service
182 Western Avenue, Brighton
 28. Z-6823 Vesper George School of Art
42-44 St. Botolph Street, Boston
 29. Z-6829 Marjorie Landry
15 Banton Street, Dorchester
 30. Z-6830 Trustees of Boston University
627-629 Commonwealth Avenue, Boston
 31. Z-6838-6839 District 13 Associates / Public Facilities Department
31 Starr Lane and 28 Seaverns Avenue, Jamaica Plain

MEMORANDUM

March 1, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 2/28/84

Z-6794-6795
Robert S. Snyder
665-667 Massachusetts Avenue, Boston
near Washington Street

Two 3½-story row structures

District(s): apartment H-2 general business industrial
residential local business waterfront
single family manufacturing

Purpose: change occupancy of each building from four apartments, chapel, offices, tutoring, adult education, and social and guidance activities to seven apartments; subdivide.

Violation(s):

Dwelling converted for more families is forbidden use.

Open space is insufficient.

Properties were combined in 1970 for residential and social uses. Proposed subdivision and occupancy are compatible with residential area. Recommend approval with proviso.

VOTED: In reference to petitions Z-6794-6795, Robert S. Snyder, 665-667 Massachusetts Avenue, Boston, for two forbidden uses and two variances to subdivide and change occupancy of each building from four apartments, chapel, offices, tutoring, adult education, and social and guidance activities to seven apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that petitioner acquire or lease space to provide off-street parking.



AVE

Worcester

Square

SPRINGFIELD

STREET

AVE

TRACK

PARKING

NEVILLE

FLORIO

EAST LENOX

MIL BURN PLACE

ARMCOMB

WASHINGTON

THORNDIKE

HARRISON

FAIRWEATHER ST

BOS

Z-6794-95

665-667 MASSACHUSETTS AVE.

Board of Appeal Referrals 3/1/84

Hearing: 2/28/84

Z-6796
Zebra Realty Trust
537 Columbus Avenue, Boston
at Claremont Park

3½-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-2 _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from one-family dwelling and store to seven apartments and store.

Violation(s):

Dwelling converted for more families is forbidden use.

Open space and off-street parking are insufficient.

Occupancy would be compatible with surrounding residential neighborhood. Structure will be completely rehabilitated. Recommend approval with provisos.

VOTED: In reference to petition Z-6796, Zebra Realty Trust, 537 Columbus Avenue, Boston, for a forbidden use and two variances for change of occupancy from one-family dwelling and store to seven apartments and store in a local business (L-2) district, the Boston Redevelopment Authority recommends approval with following provisos: that plans be submitted to the Authority for design review approval; that petitioner acquire or lease space to provide off-street parking.



Z-6796

537 COLUMBUS AVE. BOS.

Board of Appeal Referrals 3/1/84

Hearing: 2/28/84

Z-6797-6798

Richard Bosch and Michael S. Field
145 Pinckney Street, Boston
near Charles Street

Seven-story structure - River House - 275 units

District(s): apartment H-2-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect two one-story penthouse additions.

Violation(s):

Floor area ratio and height of building are excessive.

Proposed additions to separate condominium units are excessive, would block views, and would create precedent for other additions substantially increasing bulk of this already oversized building. Recommend denial.

VOTED: In reference to petitions 6797-6798, Richard Bosch and Michael Field, 145 Pinckney Street, Boston, for four variances to erect two one-story penthouse additions in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends denial. Proposed additions to separate condominium units are excessive, would block views, and would create precedent for other additions substantially increasing bulk of this already oversized building.

BASIN

LALCOON

MEMORIAL

EMBANKMENT

EMBANKMENT

EMBANKMENT

ROAD

145 PINCKNEY ST.

2-6797-8798

BOS

ST



Board of Appeal Referrals 3/1/84

Hearing: 2/28/84

Z-6799
HSH Realty
Marc L. Cooper (lessee)
145-155 Brighton Avenue, Allston
at Harvard Avenue

Two-story structure

District(s): apartment _____ general business B-1 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from two restaurants, 20 apartments, doctor's office, and stores to one restaurant, one take-out restaurant, 20 apartments, doctor's office, and stores.

Violation(s):

Take-out restaurant is conditional use.

Lessee will prepare homemade ice cream for retail sale, Neighborhood Development and Employment Agency in conjunction with its commercial revitalization program will subsidize the operation. South Allston Neighborhood Association has expressed support. Recommend approval.

VOTED: In reference to petition Z-6799, HSH Realty and Marc L. Cooper, lessee, 145-155 Brighton Avenue, Allston, for conditional use for change of occupancy from two restaurants, 20 apartments, stores, and doctor's office to one restaurant, take-out restaurant, 20 apartments, stores, and doctor's office in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Neighborhood Development and Employment Agency in conjunction with its commercial revitalization program will subsidize the home-made ice cream take-out operation. South Allston Neighborhood Association has expressed support.



Board of Appeal Referrals 3/1/84

Hearing: 2/28/84

Z-6810
A. Daprato
356-358 Main Street, Charlestown
near Mead Street

Three-story structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from statutory manufacturing and storage to
19 apartments; erect one-story addition.

Violation(s):

Lot area, open space, setback of parapet, and off-street parking
are insufficient.

Floor area ratio is excessive.

Residents are adamantly opposed at this time. Concerns are indicated
in proposed vote. Recommend denial without prejudice.

VOTED: In reference to petition Z-6810, A. Daprato,
356-358 Main Street, Charlestown, for five
variances for change of occupancy from statutory
manufacturing and storage to 19 apartments and
erect one-story addition in an apartment (H-1)
district, the Boston Redevelopment Authority
recommends denial without prejudice. Residents
are adamantly opposed at this time. Concerns
are: excessive number of units, rooftop addi-
tion, frequency of trash and garbage collections,
parking. Petitioner should meet with community
to address and resolve these issues.



Z-6810

356-358 MAIN ST. CHAS.

6

Board of Appeal Referrals

Hearing: 3/6/84

Z-6591

Tolman Manufacturing & Supply Company
63 Dorchester Avenue, South Boston
at Foundary Street

Two-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-2

Purpose: erect one-story addition to welding equipment sales and service structure.

Violation(s):

Rear yard is insufficient.

Area is primarily industrial. Rear of petitioner's property abuts railroad right of way. No response from community. Recommend approval.

VOTED: In reference to petition Z-6591, Tolman Manufacturing & Supply Company, 63 Dorchester Avenue, South Boston, for a variance to erect one-story addition to welding equipment sales and service structure in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. Area is primarily industrial. Rear of petitioner's property abuts railroad right of way.



Z-6591

63 DORCHESTER AVE.

S.B.

Board of Appeal Referrals 3/1/84

Hearing: 3/6/84

Z-6604
Pem Realty Co.
31-37 Yawkey Way, Boston
near Brookline Avenue

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-2

Purpose: basement parking for 50 cars.

Violation(s):

Parking garage is conditional use.

Property is located directly across street from Fenway Park. Proposal could create hazardous conditions between pedestrians leaving the ballpark and vehicles exiting from the garage. A lack of overall policy re the growth of parking in the area is a concern which is presently being reviewed by staff. Recommend denial.

VOTED: In reference to petition Z-6604, Pem Realty Co., 31-37 Yawkey Way, Boston, for conditional use for parking of 50 cars in basement of manufacturing-storage structure in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends denial. Property is located directly across street from Fenway Park. Proposal could create hazardous conditions between pedestrians leaving the ballpark and vehicles exiting from the garage. A lack of overall policy re the growth of parking in the area is a concern which is presently being reviewed by the Authority.



BROOKLINE

YAWKEY WAY

FENWAY PARK

LANDSCAPING

NEW OR

Z-6604

31-37 YAWKEY WAY

BOSTON

Board of Appeal Referrals 3/1/84

Hearing: 3/6/84

Z-6607

David Karaus and Dorothy Laszewski
36 Msgr. P. J. Lydon Way, Dorchester
near Dorchester Avenue

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from two- to three-family dwelling.

Violation(s):

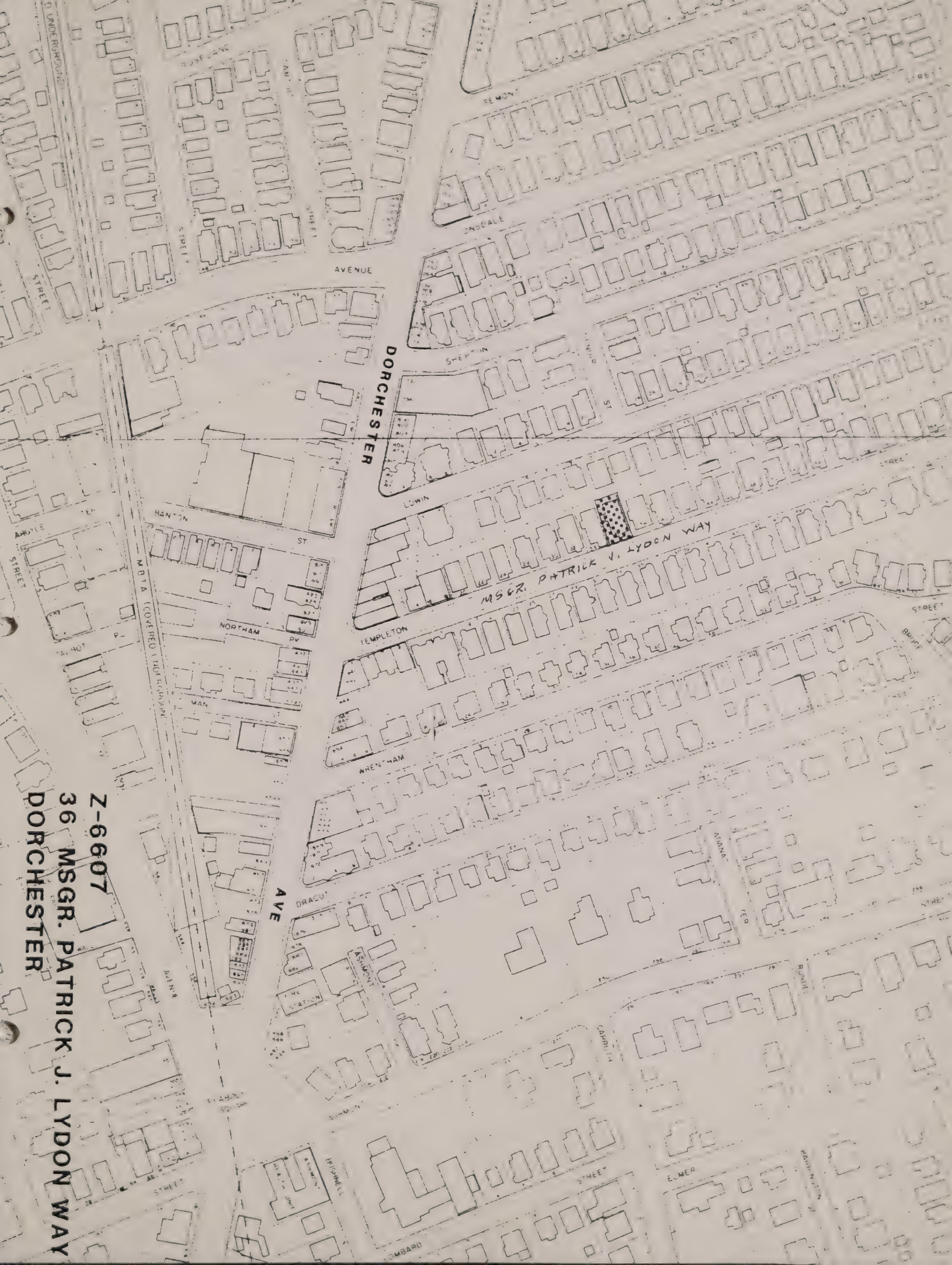
Dwelling converted for more families is forbidden use.

Lot area, width, and frontage are insufficient.

Floor area ratio is excessive.

Proposal is compatible with residential nature of neighborhood.
Recommend approval.

VOTED: In reference to petition Z-6607, David Karaus and Dorothy Laszewski, 36 Msgr. P. J. Lydon Way, Dorchester, for forbidden use and four variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Proposal is compatible with residential nature of neighborhood.



Z-6607
36 MSGR. PATRICK J. LYDON WAY
DORCHESTER

Board of Appeal Referrals 3/1/84

Hearing: 3/13/84

Z-6627
Susan Backhouse
145 Greateon Road, West Roxbury
at Weld Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: erect addition to one-family dwelling.

Violation(s):

Rear yard is insufficient.

Passive solar greenhouse addition will provide heat to living area of petitioner's home. Neighbors indicate support. Recommend approval.

VOTED: In reference to petition Z-6627, Susan Backhouse, 145 Greateon Road, West Roxbury, for variance to erect addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. More than 65 feet of side yard area mitigates rear yard violation.

Z-6627

145 GREATON RD.
WEST ROXBURY



Board of Appeal Referrals 3/1/84

Hearing: 3/13/84

Z-6640
Jeffrey N. Aristide
236 Neponset Avenue, Dorchester
near Southwick Street

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from one- to three-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Parking is not allowed within required front yard.

Lot area is insufficient.

Property, purchased as a three-family dwelling, is compatible with residential area. No response from abutters. Recommend approval.

VOTED: In reference to petition Z-6640, Jeffrey N. Aristide, 236 Neponset Avenue, Dorchester, for forbidden use and two variances for change of occupancy from one- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Property, purchased as a three-family dwelling, is compatible with residential area.



2-6640
236 NEPONSET AVE.
DORCHESTER

Board of Appeal Referrals 3/1/84

Hearing: 3/6/84

Z-6654
Patrick Hayden
45 Hemenway Street, Boston
near Boylston Street

Three-story row structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from one- to four-family dwelling.

Violation(s):

Dwelling converted for more families.

Open space is insufficient.

Proposal is consistent with residential properties in the area. Recommend approval with proviso.

VOTED: In reference to petition Z-6654, Patrick Hayden, 45 Hemenway Street, Boston, for a forbidden use and a variance for change of occupancy from one- to four-family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that plans for any exterior change be submitted to the Authority for design review approval.

BAY

BACK



Z-6654
45 HEMENWAY ST.
BOSTON

Board of Appeal Referrals 3/1/84

Hearing: 3/13/84

Z-6667
Jennie Shamatta
627 Tremont Street, Boston
at West Canton Street

3½-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-2 waterfront _____
single family _____ manufacturing _____

Purpose: erect rear dormer addition to lodging house structure.

Violation(s):

Floor area ratio is excessive.

Restricted roof district.

Legal occupancy is ten lodgers, launderette, and restaurant. Plans for this addition should be reviewed by the South End Historical Society to resolve any concern re Architectural Conservation District guidelines. Recommend decision be deferred until receipt of Historical Society report to Board of Appeal.

VOTED: In reference to petition Z-6667, Jennie Smamatta, 627 Tremont Street, Boston, for conditional use and variance to erect dormer addition to lodging house structure in a local business (L-2) district, the Boston Redevelopment Authority recommends decision be deferred until South End Historical Society reviews plans re Architectural Conservation District guidelines and submits report to Board of Appeal.



627 TREMONT ST., BOS.

Z766667

Board of Appeal Referrals 3/1/84

Hearing: 3/6/84

Z-6688
Suffolk Andover Trust
135-139 West Broadway, South Boston
at B Street

One-story structure

District(s): apartment _____ general business B-1 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy - restaurant with live entertainment;
increase capacity from 137 to 250 persons.

Violation(s):

Off-street parking is insufficient.

Increase of 112 seats is excessive. Additional traffic and on-street parking would intensify already congested conditions in this heavily populated neighborhood. Recommend denial.

VOTED: In reference to petition Z-6688, Suffolk Andover Trust, 135-139 West Broadway, South Boston, for variance to legalize occupancy - restaurant with live entertainment - and increase capacity from 137 to 250 persons in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. Increase of 113 seats is excessive. Additional traffic and on-street parking would intensify already congested conditions in this heavily populated neighborhood.



Z-6688 135-139 WEST BROADWAY S.B.

Board of Appeal Referrals 3/1/84

Hearing: 3/6/84

Z-6693
Philip J. Torrisi
21 Henchman Street, Boston
near Commercial Street

Three-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three- to four-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space is insufficient.

Petitioner proposes to create basement apartment. Occupancy would be compatible with residential area. Recommend approval with proviso.

VOTED: In reference to petition Z-6693, Philip J. Torrisi, 21 Henchman Street, Boston, for a forbidden use and two variances for change of occupancy from three- to four-family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval.



Board of Appeal Referrals 3/1/84

Hearing: 3/13/84

Z-6699

Pasquale D. Rao

V. James Gatto (lessee)

55 Anderson Street, Boston
at Myrtle Street

District(s): apartment H-2-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from eight apartments and store to same and
take-out restaurant.

Violation(s):

Sale over counter of on-premises-prepared food or drink for off-
premises consumption, or for on-premises consumption if as so sold
such food or drink is ready for take-out, is forbidden use.

There is concern about take-out facilities in the Beacon Hill neighborhood.
Recommend denial without prejudice.

VOTED: In reference to petition Z-6699, Pasquale D. Rao
and V. James Gatto (lessee), 55 Anderson Street,
Boston, for forbidden use for change of occupancy
from eight apartments and store to same and take-
out restaurant in an apartment (H-2-65) district,
the Boston Redevelopment Authority recommends
denial without prejudice. There is an existing
concern about take-out facilities in the Beacon
Hill area. Petitioner should meet with neighbor-
hood to develop acceptable conditions for opera-
tion of the restaurant.



Z-6699 55 ANDERSON ST. BOS.

Board of Appeal Referrals 3/1/84

Hearing: 3/13/84

Z-6700
John Hayes III
9 Knox Street, Boston
near Church Street

Three-story structure

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect one-story addition to apartment-restaurant structure.

Violation(s):

- Change in nonconforming use.
- Floor area ratio is excessive.
- Restricted roof structures district.

Further alteration of roof line is undesirable because addition would block light and air to northerly buildings and because of the historic character of the neighborhood. Recommend denial.

VOTED: In reference to petition Z-6700, John Hayes III, 9 Knox Street, Boston, for change in nonconforming use, a conditional use, and a variance to erect one-story addition to apartment-restaurant structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Further alteration of roof line is undesirable because addition would block light and air to northerly buildings and because of the historic character of the neighborhood.



246700 9 KNOX ST BNC

Board of Appeal Referrals 3/1/84

Hearing: 3/13/84

Z-6718-6719
Elaine L. Lindy and Paul Herrlich
15-17 Pond Street, Jamaica Plain
near Centre Street

Three-story duplex structure

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.8</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: subdivide.

Violation(s):

Lot area, width, frontage, and side yard are insufficient.

Floor area ratio is excessive.

Subdivision will allow sale of separate three-family dwellings.

Violations technical. Recommend approval with proviso.

VOTED: In reference to petitions Z-6718-6719, Elaine L. Lindy and Paul Herrlich, 15-17 Pond Street, Jamaica Plain, for twelve variances to subdivide duplex structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: a covenant indicating uniform treatment of the exterior of the structure be part of the deed and recorded in the Registry of Deeds.



Board of Appeal Referrals 3/1/84

Hearing: 3/13/84

Z-6721
Donna M. Baia
29 Alpheus Road, Roslindale
at Jeffers Street

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 manufacturing _____

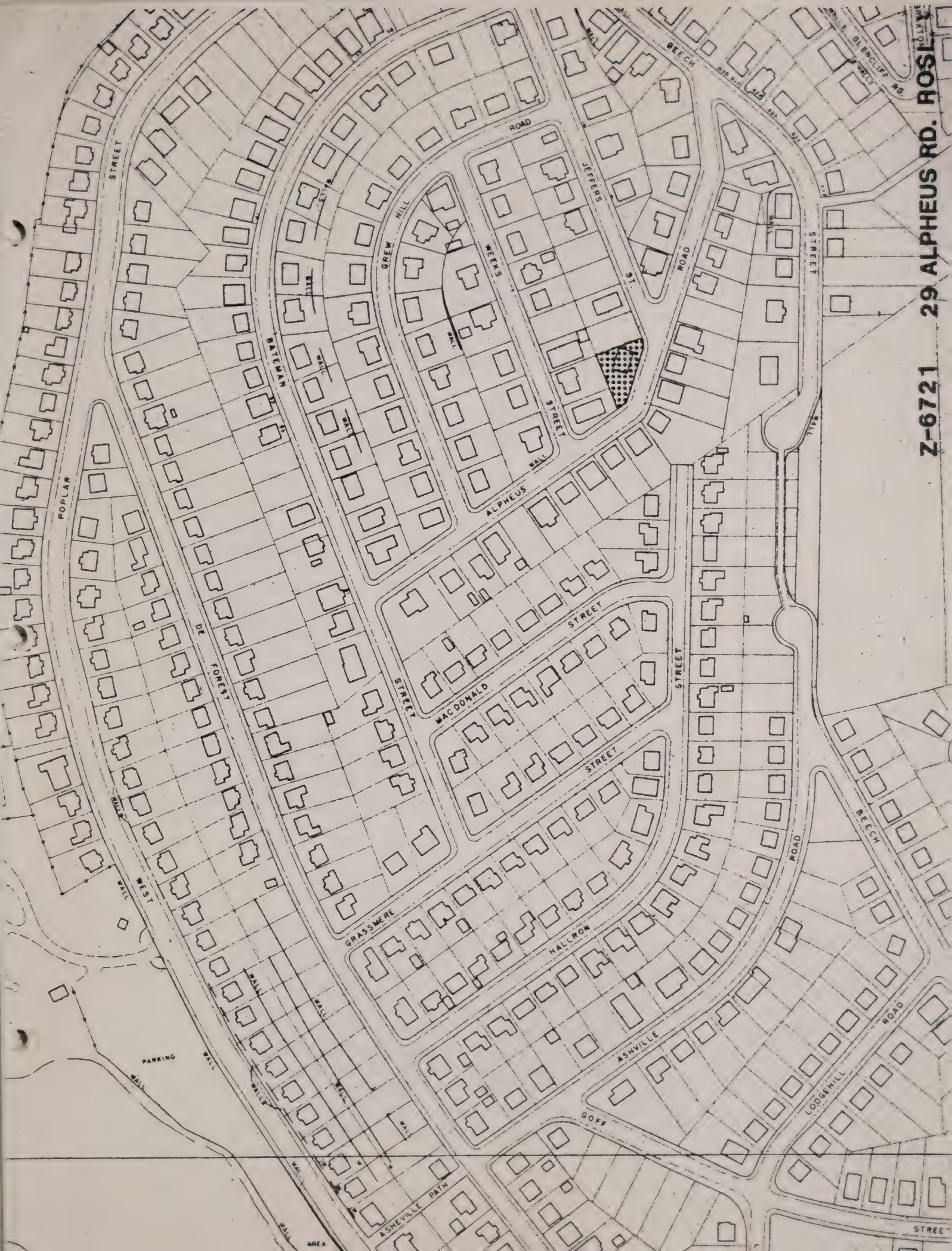
Purpose: erect porch addition to two-family dwelling.

Violation(s):

Extension of nonconforming use.

Enclosed porch addition for use of owner-occupant. Neighbors have expressed support. Recommend approval.

VOTED: In reference to petition Z-6721, Donna M. Baia, 29 Alpheus Road, Roslindale, for extension of nonconforming use to erect porch addition to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Enclosed porch addition is for use of owner-occupant.



Z-6721

29 ALPHEUS RD. ROSI

Board of Appeal Referrals 3/1/84

Hearing: 3/6/84

Z-6768-6774

Robert H. Kuehn, Jr., Trustee
Lower Mills Associates II Realty Trust
1230 and 1231-1251 Adams Street,
1153R and 1165-1175 Washington Street,
4-16 River Street, and 19-35 Bakers Court,
Dorchester

Six-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-2</u>

Purpose: combine lots; change occupancy from manufacture of chocolate products to 80 apartments; erect one-story garage.

Violation(s):

Multifamily dwelling is conditional use.

Ancillary parking is conditional use.

Rear yard is insufficient.

Off-street parking is insufficient.

This second phase of the Baker Chocolate Co. redevelopment will convert mill structure to 80 units of rental housing. Parking garage to be constructed within 400 feet of the site will provide up to 150 spaces for the total 133 units. Recommend approval with proviso.

VOTED: In reference to petition Z-6768-6774, Robert H. Kuehn, Jr., Trustee, Lower Mills Associates II Realty Trust, 1230 and 1231-1251 Adams Street, 1153R and 1165-1175 Washington Street, 4-16 River Street, and 19-35 Bakers Court, Dorchester, for seven conditional uses and seven variances to combine lots, change occupancy from manufacture of chocolate products to 80 apartments, and erect one-story garage in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval.



Z-6768-6774

1230 & 1231-1251 ADAMS ST.

1153R & 1165-1175 WASHINGTON ST.

4-16 RIVER ST

19-35 BAKERS CT

DOR.

Board of Appeal Referrals 3/1/84

Hearing: 3/6/84

Z-6802
Louis N. Cavagnaro, Jr.
12 Pearl Street, Charlestown
near Bartlett Street

Three-story structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three to four apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Floor area ratio is excessive.

Additional unit would be created in basement.

Proposed occupancy is compatible with residential neighborhood.

No response from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-6802, Louis N. Cavagnaro, Jr.,
12 Pearl Street, Charlestown, for a forbidden use and
three variances for change of occupancy from three to
four apartments in an apartment (H-1) district, the
Boston Redevelopment Authority recommends approval with
proviso that plans be submitted to the Authority for
design review approval.



Z-6802 12 P-ARI ET CHAC

Board of Appeal Referrals 3/1/84

Hearing: 3/13/84

Z-6804

Custom Office Furniture

3359-3365 Washington Street, Jamaica Plain
near Green Street

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.1 waterfront _____
single family _____ manufacturing _____

Purpose: erect one-story addition to cabinet sales-manufacturing structure.

Violation(s):

Extension of nonconforming use.

Floor area ratio is excessive.

Rear yard is insufficient.

Rear addition will be used for storage. No response from abutters.
Recommend approval with provisos.

VOTED: In reference to petition Z-6804, Custom Office Furniture, 3359-3365 Washington Street, Jamaica Plain, for extension of nonconforming use and two variances to erect one-story addition to cabinet sales and manufacturing structure in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review; that petitioner acquire or lease space to provide off-street parking.



Board of Appeal Referrals 3/1/84

Hearing: 3/13/84

Z-6806-6807

Louis DeLuigi

156-158 Chelsea Street, East Boston
near Porter Street

Two 2-story structures

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business L-1_____	waterfront_____
	single family_____		manufacturing_____

Purpose: combine lots; combined occupancy: wholesale-retail sausage distribution; erect one-story addition.

Violation(s):

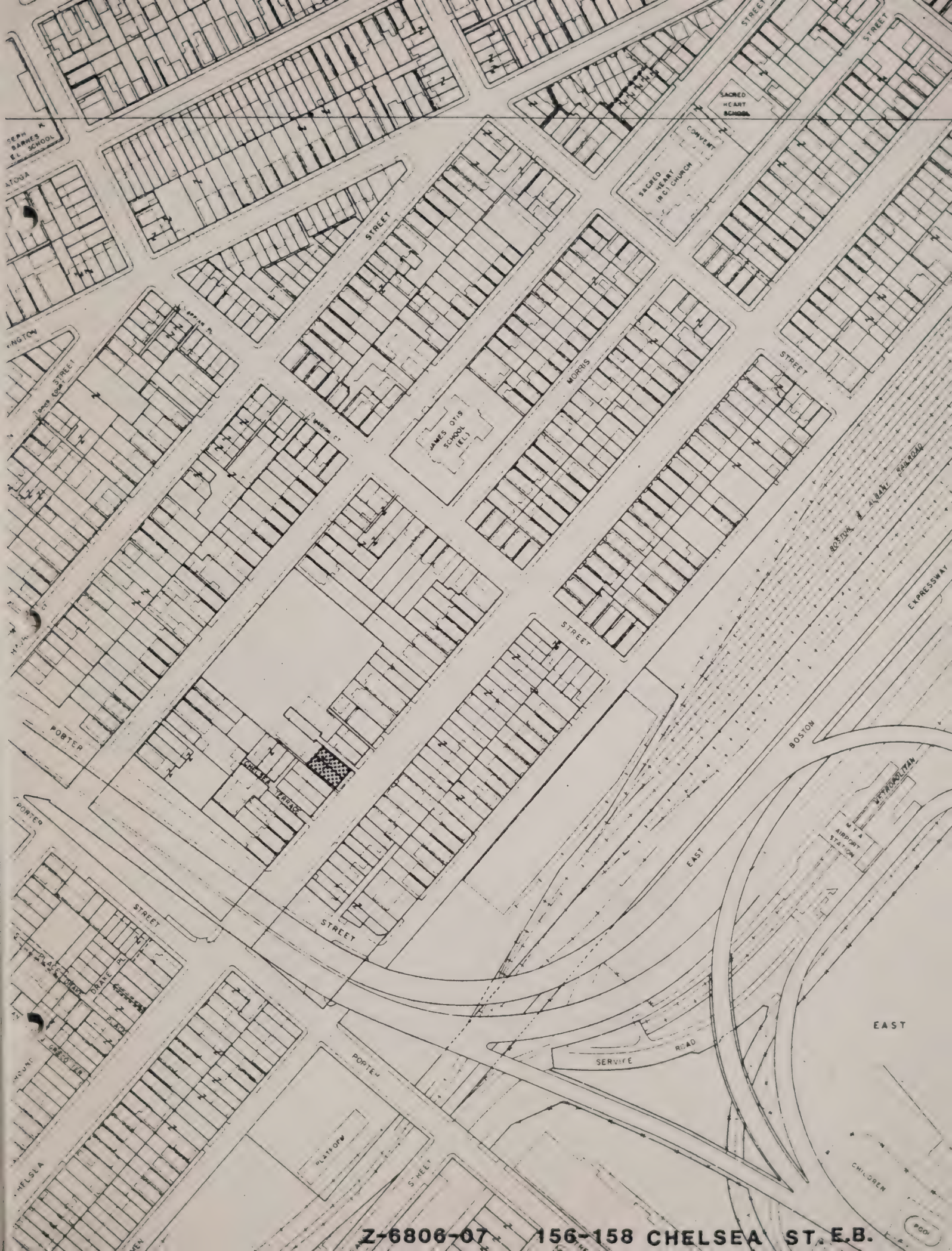
Wholesale distribution of sausages is forbidden use.

Floor area ratio is excessive.

Rear yard is insufficient.

Although the legal occupancies of the structures are three-family and three-family, store, and bakery, the wholesale-retail operation has existed at site for the past twenty years. Recommend approval with provisos.

VOTED: In reference to petition Z-6806-6807, Louis DeLuigi, 156-158 Chelsea Street, East Boston, for a forbidden use and four variances to combine lots, change occupancy to wholesale-retail sausage distribution, and erect one-story addition in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that all odors be effectively confined to the lot; that daily operation terminate at 6 p.m.; that trash-garbage be collected daily; that facade of structure be compatible with neighborhood; that plans, inclusive of signage, be submitted to the Authority for design review.



Board of Appeal Referrals 3/1/84

Hearing: 3/6/84

Z-6812-6813

Boston Redevelopment Authority
557-563 and 565-569A Tremont Street, Boston
at Clarendon Street

Five-story structures

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-2</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: combine buildings for 32 apartments, offices, stores, restaurant with outdoor cafe.

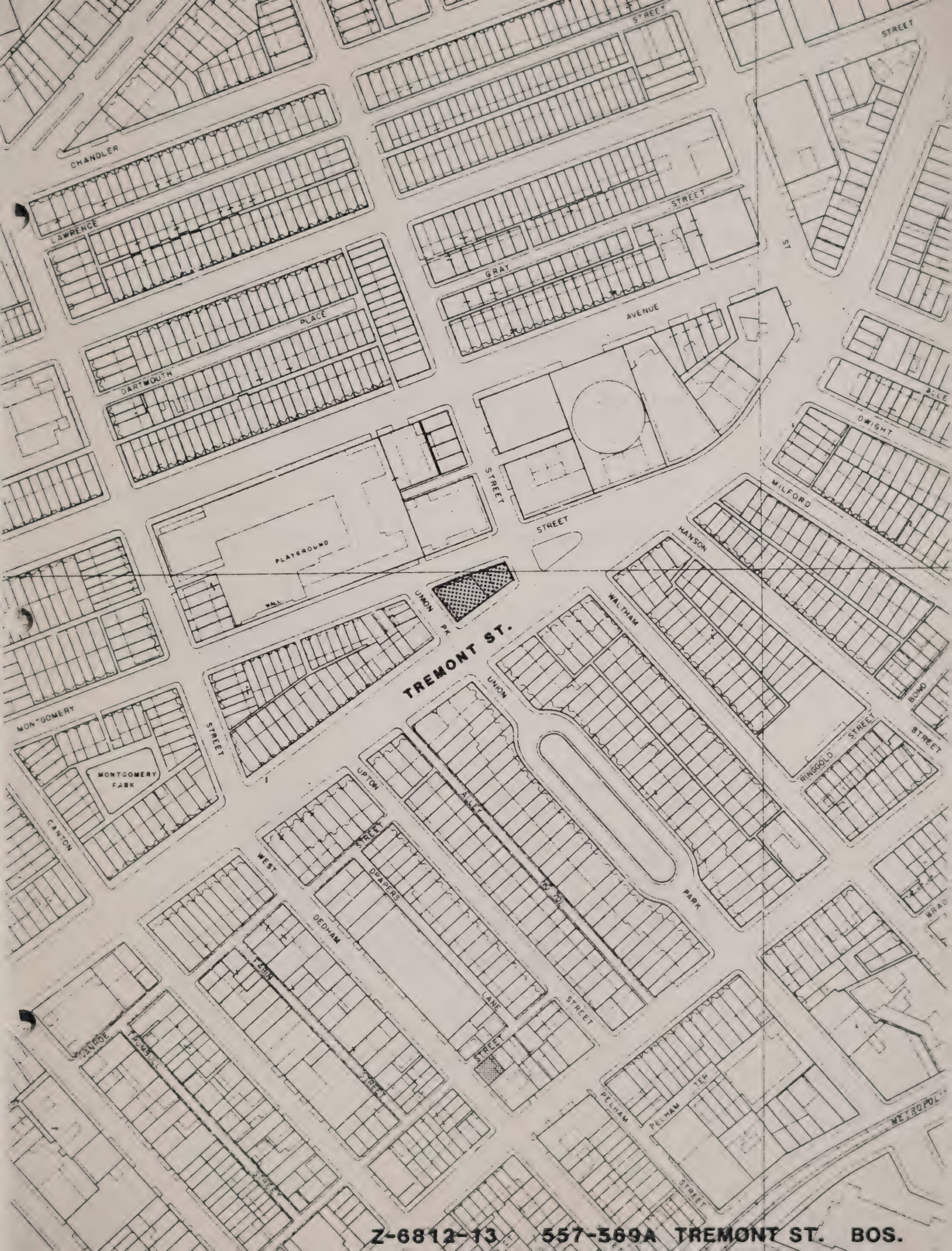
Violation(s):

Floor area ratio is excessive.

Open space, front yard, and off-street parking are insufficient.

Last May the Authority granted tentative designation to the Boston Center for the Arts and Chestnut Development Associates, now the Arts Plaza Associates, to develop the St. Cloud Hotel and Mystic Bridge Building, Parcels 9D and 9E, for 23 market-rate residential units, 9 below-market artists' studios, and arts-related ground-floor commercial and restaurant space. Recommend approval with proviso.

VOTED: In reference to petitions Z-6812-6813, Boston Redevelopment Authority, 557-563 and 565-569A Tremont Street, Boston, for ten variances to combine buildings for 32 apartments, offices, stores, and restaurant with outdoor cafe in a local business (L-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval.



Board of Appeal Referrals 3/1/84

Hearing: 3/13/84

Z-6814

James F. Saucer

140-144 Erie Street, Dorchester
near Ellington Street

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three-family dwelling and store to
three apartments, office, and sale of used cars.

Violation(s):

Outdoor display for sale of used motor vehicles is forbidden use.

Used car sales with its attendant activity and resulting traffic will
be incompatible with abutting residential property and surrounding
residential neighborhood. Recommend denial.

VOTED: In reference to petition Z-6814, James F. Saucer,
140-144 Erie Street, Dorchester, for forbidden
use for change of occupancy from three-family
dwelling and store to three apartments, office,
and sale of used cars in a local business (L-1)
district, the Boston Redevelopment Authority
recommends denial. Used car sales with its
attendant activity and resulting traffic will be
incompatible with abutting residential property
and surrounding residential neighborhood.



Z-6814 140-144 ERIE ST. DOR.

Board of Appeal Referrals 3/1/84

Hearing: 3/13/84

Z-6819
Charles M. Talanian
240A Newbury and 39 Fairfield Streets,
Boston

Three-story structure

District(s): apartment _____ general business B-3-65 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from four apartments, cafe, and store to
four apartments, cafe, and restaurant.

Violation(s):

Restaurant is conditional use.

Proposal is inappropriate and undesirable, would increase to five the number of restaurants on this block, and would tend to intensify existing problems of noise and trash. Neighborhood Association of the Back Bay is opposed.
Recommend denial without prejudice.

VOTED: In reference to petition Z-6819, Charles M. Talanian, 240A Newbury and 39 Fairfield Streets, Boston, for a conditional use for change of occupancy from four apartments, cafe, and store to four apartments, cafe, and restaurant in a general business (B-3-65) district, the Boston Redevelopment Authority recommends denial without prejudice in order to give the applicant additional time to meet with the community to resolve the issues.



Z-6819

240A NEWBURY ST.

39 FAIRFIELD ST.

BOS.

Board of Appeal Referrals 3/1/84

Hearing: 3/6/84

Z-6820
Lily Y. L. Guen
47 Wenham Street, Jamaica Plain
at Craft Place

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from two- to three-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Proposed occupancy would be compatible with residential neighborhood.
Recommend approval with proviso.

VOTED: In reference to petition Z-6820, Lily Y. L. Guen, 47 Wenham Street, Jamaica Plain, for forbidden use and two variances for change of occupancy from two-family to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans for any exterior changes be submitted to the Authority for design review approval.



47 WENHAM ST. J.P.
Z-6820

Board of Appeal Referrals 3/1/84

Hearing: 3/6/84

Z-6822

J & D Service

182 Western Avenue, Brighton
at North Harvard Street

Gas service station

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: increase gasoline storage from 10,000 to 28,000 gallons;
add 10,000-gallon tank for diesel fuel.

Violation(s):

Increase in conditional use.

Facility immediately abuts a three-family dwelling. Concerns of abutters are indicated in proposed vote. Recommend denial.

VOTED: In reference to petition Z-6822, J & D Service, 182 Western Avenue, Brighton, for conditional use to increase gasoline storage from 10,000 to 28,000 gallons and add 10,000-gallon diesel fuel tank in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Facility immediately abuts a three-family dwelling. Abutters are opposed to proposal. Concerns are: spray painting of cars after normal working hours; parking of cars overnight, one of which caught fire, creating unsafe conditions; addition of diesel fuel, attracting large trucks and intensifying congestion at intersection. Petitioner must make effort to remedy these conditions.

WILLIAM E. SMITH
PLAYGROUND

WESTERN

DAVID L. BARRETT
SPECIAL SCHOOL

Z-6822

182 WESTERN AVE. BRI.

Board of Appeal Referrals 3/1/84

Hearing: 3/6/84

Z-6823
Vesper George School of Art
42-44 St. Botolph Street, Boston
near Harcourt Street

Three-story structure

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from school to ten apartments, erect
addition.

Violation(s):

Floor area ratio and height of building are excessive.

Open space, rear yard, and off-street parking are insufficient.

Last month, Authority recommended denial of 17 apartments; Board of Appeal denied without prejudice. Considerable opposition was presented at public hearing. Petitioner has subsequently met with St. Botolph Citizens Committee in effort to resolve concerns. Recommend approval with provisos.

VOTED: In reference to petition Z-6823, Vesper George School of Art, 42-44 St. Botolph St., Boston, for five variances for change of occupancy from school to ten apartments and erect addition in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that the penthouse and rear dormers be removed; that permits be obtained prior to resumption of further work; that exterior design comply with St. Botolph Street Architectural Conservation Commission's recommendations; that plans be submitted to the Authority for design review approval.



ST. BOTOLPH ST. BOS.
42-44
Z-6823

Board of Appeal Referrals 3/1/84

Hearing: 3/6/84

Z-6829
Marjorie Landry
15 Banton Street, Dorchester
near Dorchester Avenue

Two-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: replace wood-metal shipping dock with one of masonry construction.

Violation(s):

Extension of nonconforming use.

Existing wooden structure is approximately 40 years old and obsolete.
No response from abutters. Recommend approval.

VOTED: In reference to petition Z-6829, Marjorie Landry, 15 Banton Street, Dorchester, for extension of nonconforming use to erect masonry shipping dock in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Existing wooden structure is approximately 40 years old and obsolete.



2-6829 15 BANTON ST. DOR

Board of Appeal Referrals 3/1/84

Hearing: 3/13/84

Z-6830
Trustees of Boston University
627-629 Commonwealth Avenue, Boston
near Sherborn Street

Four-story structure

District(s): apartment H-4 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from eleven apartments, bank, and restaurant
to same uses and office service center.

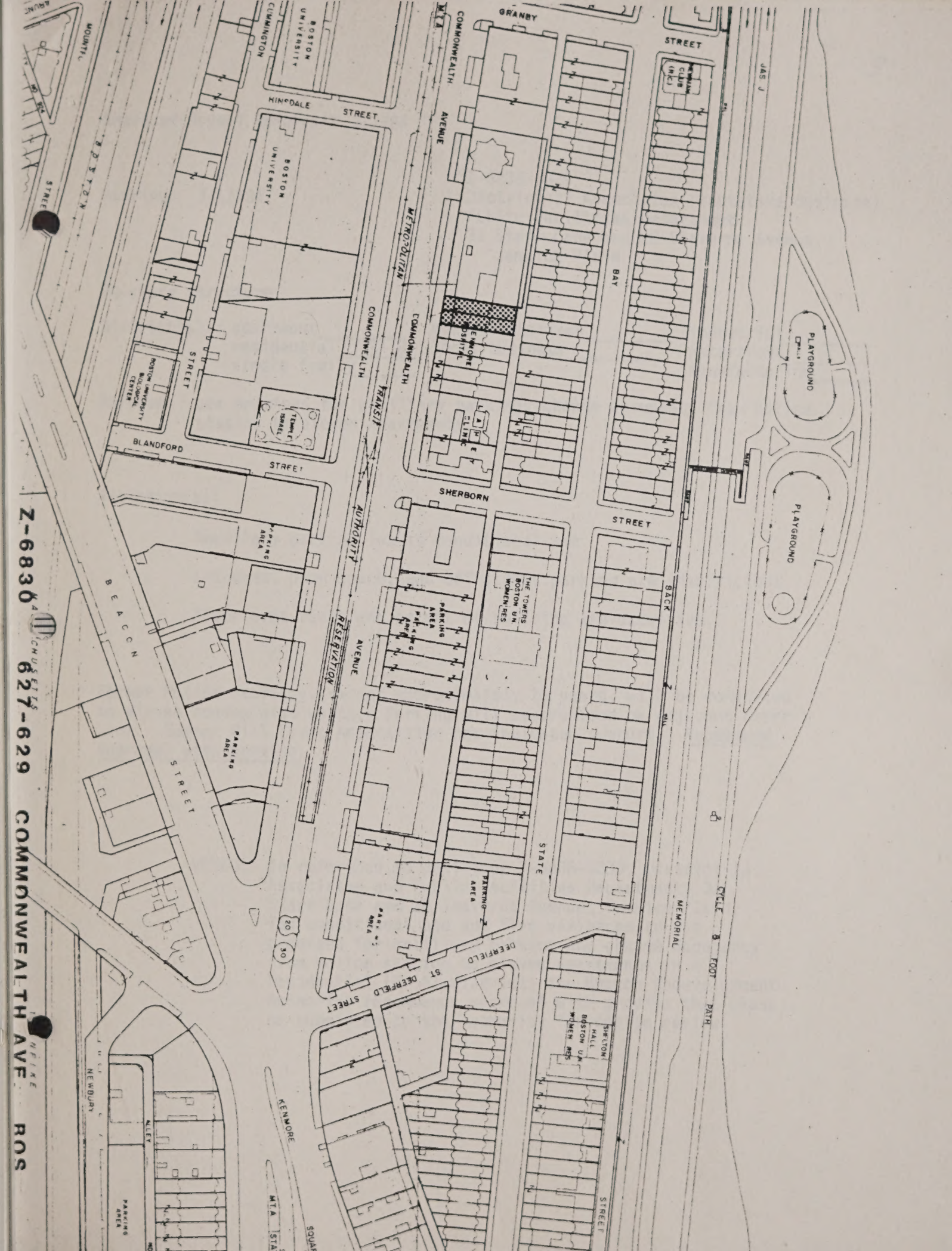
Violation(s):

Service center is forbidden use.

Change in nonconforming use.

Vacant space formerly used by the bank will be leased to provide reproduction, copying, word processing services, and stationery sales to University faculty, staff, students, and general public. B.U. will continue to pay property taxes. Recommend approval.

VOTED: In reference to petition Z-6830, Trustees of Boston University, 627-629 Commonwealth Avenue, for forbidden use and change in nonconforming use for change of occupancy from eleven apartments, bank, and restaurant to same uses and office service center in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval. Office center will provide reproduction, copying, and word processing services and stationery sales to University faculty, staff, and students and general public. Petitioner will continue to pay property taxes.



Z-6830 627-629 COMMONWEALTH AVE ROS

Board of Appeal Referrals 3/1/84

Hearing: 3/13/84

Z-6838-6839

District 13 Associates (tentative designee)
Public Facilities Department
31 Starr Lane and 28 Seaverns Avenue,
Jamaica Plain

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: use premises for ancillary parking; change occupancy from police station to eleven apartments.

Violation(s):

Ancillary parking lot is conditional use.

Lot area, open space, and off-street parking are insufficient.

Floor area ratio and height of building are excessive.

Former Police facility, vacant approximately 2½ years, will be converted to eleven condominium units. Parking will be provided on adjacent Starr Lane. Sumner Hill Civic Association has indicated support. Recommend approval with proviso.

VOTED: In reference to petitions Z-6838-6839, District 13 Associates and Public Facilities Department, 31 Starr Lane and 28 Seaverns Avenue, Jamaica Plain, for conditional use and five variances to use premises for ancillary parking and change occupancy from police station to eleven apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review.



31 STARR LANE

39 Z-6838

28 SEAVERNS AVE. J.P.

PLAYGROUND

BOWDITCH SCHOOL

STARR STREET

GORDON STREET

STARR STREET

CLIM STREET

NEWBORN STREET

STARR STREET

CA PLAIN SCHOOL

STREET

AVENUE

ST. JOHN EPISCOPAL CHURCH

ROANOKE STREET

REVERE STREET

ALVESTON TER

ST. STREET

AVENUE

ALVESTON

PLACE

STOREY

TENNIS CC

GREENOUGH STREET

CENTRE STREET

PARKING AREA

MASSIE GRAMMAR SCHOOL

POST OFFICE

FIRE HOUSE

GREEN

WARREN

WARREN

50

50

ROCKVIEW

CANAL

CHESTNUT

CHESHIRE

ALFRED STREET

SEAVERNS

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